

**CITY OF CENTRAL POINT
Development Commission Minutes
December 11, 2014**

I. REGULAR MEETING CALLED TO ORDER

Chair, Mayor Hank Williams called the meeting to order at 6:00 p.m.

- II. ROLL CALL:** Chair: Mayor Hank Williams
Commission Members: Allen Broderick, Bruce Dingler,
Rick Samuelson, Kelly Geiger, David Douglas, and Ellie
George were present.

City Manager Chris Clayton; Community Development
Director Tom Humphrey; Police Chief Kris Allison;
Planning Manager Don Burt; Finance Director Bev Adams;
and City Recorder Deanna Casey were also present.

III. APPROVAL OF MINUTES

A. Approval of October 23, 2014 Development Commission Minutes

Kelly Geiger moved to approved the minutes as presented. Rick Samuelson
seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Kelly Geiger, yes;
Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Ellie
George, yes. Motion approved.

IV. DISCUSSION ITEMS

A. Oak Street Parking Lot Lighting Reimbursement

Planning Manager Don Burt explained that he would like to move this item to the
top because the discussion will be short. This item will not need to be reimbursed
to the City. Public Works has decided that they will take care of this out of their
current budget. Any amount that was budgeted through the Development
Commission can be spent on other items.

B. Gebhard Road Route Analysis RFQ Schedule

The Gebhard Road Alignment is currently out for RFQ. Mr. Burt explained the
proposed timeline. We are hoping to review the proposals in January and
finalizing the project details in February. If everything stays on schedule the work
could begin in February and complete in June, 2015.

There was discussion on limiting the property owners to a specific alignment of
Gebhard Road or letting them have more freedom to create the road according to
development. Staff explained that the proposal will identify a preferred route

where the connection should meet Pine Street and Beebe Road. When adopted Developers will have limited discretion on location of right-of-way.

Discussion only, no recommendation was requested.

C. Hwy. 99 Street Light Construction Schedule

Mr. Burt explained that the Commission budgeted approximately \$50,000 for the Hwy. 99 Street Light construction for this fiscal year. The total project cost was estimated at \$125,000 with the balance being paid by Public Works, which due to budget constraints is no longer able to cover their share of the project this year.

There was discussion of what can be started this fiscal year based on the current budget. This is a very visual project and will show the citizens that the Development Commission is making improvements to the City. It was agreed that the Commission will undertake this project with the final phase of the work is being pushed into next fiscal year so that we do not need to amend the budget this year. Staff will bring the remainder of the cost to the Budget Committee for approval prior to the work beginning. The Commission approved the schedule at the last Development Commission meeting when they were updated on the tax revenue.

Staff recommends a motion to proceed with the RFP for Hwy. 99 Street Light Construction Project.

Allen Broderick moved to proceed with the RFP for Hwy. 99 Street Light Construction Project. David Douglas seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Kelly Geiger, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Ellie George, yes. Motion approved.

V. BUSINESS

A. Resolution No. 2014-02 Walgreens Street Scape Reimbursement Agreement Payment Authorization

Mr. Burt explained that Tatum Real Estate has completed the streetscape improvements as set forth in the Walgreens Streetscape Reimbursement Agreement that was approved by the Commission in 2013. The initial Agreement was for an amount not to exceed \$35,823 to be paid over a seven year period beginning January of 2016. The Final amount was dependent on actual construction costs.

Construction costs (\$32,058.04) have been submitted by the applicant and reviewed by City Staff. Unless otherwise directed the payments will begin in January of 2016 in annual installments of \$4,832.22

Rick Samuelson made a motion to Approve Resolution No. 2014-02, Walgreens Street Scape Reimbursement Agreement Payment Authorization. Allen Broderick seconded. Roll call: Hank Williams, yes; Bruce

Dingler, yes; Kelly Geiger, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Ellie George, yes. Motion approved.

VI. FUTURE AGENDA ITEMS

- A. Gebhard Road Route Analysis RFQ Contract Authorization**
- B. Economic Incentives Program, Pine Street Commercial Façade**
- C. Economic Incentives Program, High Density Residential (HMR)**
- D. East Pine Streetscape Design RFQ**

Mr. Burt updated the Commission on the items listed above. These items will come before the Commission throughout the next year. The Façade Improvement Program will have no return on investment for the city other than beautification of downtown. It is a visual program but will not improve the Commission fiscally. The Economic Incentive or Residential property programs may have a good return on investment if property owners can be convinced to change their buildings and make improvements to increase their value. The Pine Street Streetscape Design RFQ could be expensive and will be a long term discussion. There will be more discussion on this topic in 2015. Pine Street improvements will need to be done in phases after a plan has been put in place. We should not try to piece it together before a master design plan is created.

VI. ADJOURNMENT

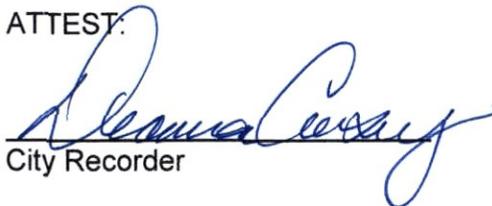
Kelly Geiger moved to adjourn, Rick Samuelson seconded, all said "aye" and the meeting were adjourned at 6:47 p.m.

Dated:

1/22/15


Chair Mayor Hank Williams

ATTEST:


City Recorder